

AGENDA
BOARD OF ZONING ADJUSTMENT
THURSDAY, FEBRUARY 13, 2020 AT 12:00 PM
CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
BRIEFING: THURSDAY, FEBRUARY 13, 2020 AT 11:00 AM
OFFICE OF ZONING AND DEVELOPMENT, SUITE 3350

APPEALS

- V-17-181** Appeal of **Lemuel H. Ward** of a decision of an administrative officer in the Office of Zoning and Development for the issuance of a decision letter for Special Administrative Permit SAP-16-10 for properties located at **135, 141, 145 and 0 Walton Street & 152 and 0 Nassau Street**, fronting 186 feet on the northeast side of Walton Street and 40 feet on the northwest side of Nassau Street and beginning at the southeast intersection of Walton Street and Techwood Drive (Walton Street fronting properties) and 57 feet from the southwest intersection of Nassau Street and Techwood Drive (Nassau Street fronting properties). Zoned SPI-1 SA1 (Downtown Special Public Interest District). Land Lot 78 of the 14th District, Fulton County, Georgia.
Owner: Tabernacle Group, LLC, Aycock CG Realty Co., R. David Botts, Esq. & ATL Capital, LLC
Council District 2, NPU M

NEW CASES

- V-19-191** Application of **Jackson Kane** for a special exception to reduce the onsite parking from 8 spaces to 3 spaces, a variance to reduce the north side yard setback from 5 feet to 3 feet and the half-depth front yard setback from 5 feet to 0 for the construction of a mixed use development for property located at **931 McDaniel Street, S.W.**, fronting 50 feet on the west side of McDaniel Street and beginning at the northwest intersection of McDaniel and Mary Street. Zoned C-1-C (Community Business Conditional). Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Margaret Hoffland
Council District 12, NPU V
- V-19-275** Application of **Philippe J. Pellerin** for a special exception to reduce the onsite parking from 73 spaces to 0 for a mixed use development for property located at **512 Flat Shoals Avenue, S.E.**, fronting 50 feet on the northeast side of Flat Shoals Avenue and beginning at the northeast intersection of Flat Shoals Avenue and Glenwood Avenue. Zoned NC-2 (East Atlanta Village Neighborhood Commercial). Land Lot 177 of the 15th District, DeKalb County, Georgia.
Owner: Fogg Enterprises, LLC
Council District 5, NPU W
- V-19-276** Application of **Jonathan Elmore** for a variance to reduce the requirement that a front facing garage must be recessed a minimum distance of 10 linear feet behind the front façade of the principal structure to 1 foot for the construction of a single family dwelling for property located at **1042 McLynn Avenue, N.E.**, fronting 65 feet on the north side of McLynn Avenue and beginning 110 feet from the northwest intersection of McLynn Avenue and Avalon Place. Zoned R-4 (Single Family Residential). Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Mark Smith
Council District 6, NPU F

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- V-19-289** Application of **Kyle Zeman** for a variance to reduce the front yard setback from 30 feet to 28.7 feet and the east side yard setback from 7 feet to 3.3 feet for the construction of a single family dwelling for property located at **379 9th Street, N.E.**, fronting 50 feet on the south side of 9th Street and beginning 200 feet from the southwest intersection of 9th Street and Taft Street. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Harold T. Whitson
Council District 2, NPU E
- V-19-290** Application of **Andrew Segal** for a variance to reduce the front yard setback from 35 feet to 26.64 feet for the construction of a new single family dwelling for property located at **2323 Hurst Drive, N.E.**, fronting 118 feet on the north side of Hurst Drive and beginning 780 feet from the southeast intersection of Hurst Drive and Eureka Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 102 of the 17th District, Fulton County, Georgia.
Owner: Andrew Segal
Council District 7, NPU B
- V-19-291** Application of **Jermarlon Williams** for a variance to reduce the north and south side yard setback from 7 feet to 5.5 feet, eliminate the front porch requirement, eliminate the requirement that parking be located in the side and rear yards, allow parking to be located in front of the front façade and a special exception to reduce the number of parking from 5 spaces to 3 spaces for the construction of a single family dwelling for property located at **1037 Hampton Street, N.W.**, fronting 25 feet on the east side of Hampton Street and beginning 525 feet from the northeast intersection of Hampton Street and 10th Street. Zoned R-5/SPI-8 (Two Family Residential/Home Park Special Public Interest District). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Greenstead Property, LLC
Council District 3, NPU E
- V-19-292** Application of **Davis Bishop** for a variance to reduce the south side yard setback from 5 feet to 2 feet 5 inches for the construction of a single family dwelling for property located at **770 Welch Street, S.W.**, fronting 36 feet on the east side of Welch Street and beginning 182 feet from the southeast intersection of Welch Street and Stephens Street. Zoned R-4B (Single Family Residential). Land Lot 86 of the 14th District, Fulton County, Georgia.
Owner: Atlanta Habitat for Humanity
Council District 12, NPU V

DEFERRED CASES

- V-19-255** Application of **Andrew Brewer** for a variance to reduce the depth of the front porch from 8 feet to 6 feet for the construction of a single family dwelling for property located at **792 Neal Street, N.W.**, fronting 50 feet on the south side of Neal Street and beginning 119 feet from the southeast intersection of Neal Street and Newport Street. Zoned R-4A (Single Family Residential). Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Invest Atlanta
Council District 3, NPU L

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- V-19-270** Application of **Earl Jackson** for a variance to reduce the rear yard setback from 20 feet to 15 feet and to increase the lot coverage from 40% to 52% for the construction of an accessory structure for property located at **4295 Club Drive, N.E.**, fronting 156 feet on the northeast side of Club Drive and beginning at the northeast intersection of Club Drive and Davidson Avenue. Zoned R-3 (Single Family Residential). Land Lot 12 of the 17th District, Fulton County, Georgia.
Owner: John Owen Middour
Council District 7, NPU B

END OF AGENDA